



NewGenAdv.com

EXCLUSIVE LISTING:

Fairfield Inn & Suites by Marriott

1517 S Stuart Ave
Monahans, TX 79756

Bharat Patel-Vakil,
Sr Vice President & Designated Broker-TX



INVESTMENT PROFILE	3
PROPERTY INFORMATION	6
PROPERTY IMPRESSIONS	8
LOCATION INFORMATION	10
DEMOGRAPHICS	19
ADVISOR BIOS	21

EXCLUSIVELY LISTED BY:

Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

O: 817.264.7102

C: 817.821.1536



 **NewGen**
ADVISORY

NewGenAdv.com

INVESTMENT PROFILE

EXCLUSIVELY LISTED BY:

Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

O: 817.264.7102







C: 817.821.1536



NewGen Advisory and Bharat Vakil has been exclusively retained to offer this beautiful and Brand New Fairfield Inn & Suites by Marriott to Qualified Hoteliers . Fairfield Inn & Suites is built in 2021 and opened it's door for business in July of 2021. Fairfield Inn & Suites consists of beautifully appointed 95 Guest Room & Suites and many modern amenities including indoor swimming pool. Since opened in July 2021, this hotel is and getting a excellent penetration index with its competitive set of Hotels and on its way to stabilize in next 6 months. Hotel room revenue for trailing 12 months as of June 2023 is \$2 million. Fairfield Inn & Suites is offered at way below replacement cost at only \$121 K per key to qualified Hoteliers & Investors.



OFFERING SUMMARY

	Sale Price:	\$11,500,000
	Building Size:	50,000 SF
	Lot Size:	2 Acres
	Year Built:	2021
	Stories:	4
	Number of Rooms:	95

PROPERTY HIGHLIGHTS

- Fairfield Inn & Suites is offered at way below replacement cost at only \$121 K per key.
- Fairfield Inn & Suites is built in 2021 and opened it's door for business in July of 2021.
- Hotel is getting a excellent penetration index with its competitive set of Hotels.
Hotel Room Revenue for Trailing Twelve Months as of June 2023 is \$ 2 Million
- Hotel's Revenue and NOI are trending up and trajectory shows that Hotel will achieve it full potential in next 6 months.



NewGenAdv.com

PROPERTY INFORMATION

EXCLUSIVELY LISTED BY:

Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

O: 817.264.7102

C: 817.821.1536



PROPERTY HIGHLIGHTS

- Fairfield Inn & Suites is offered at way below replacement cost at only \$121 K per key.
- Fairfield Inn & Suites is built in 2021 and opened its door for business in July of 2021.
- Hotel is getting an excellent penetration index with its competitive set of Hotels.
- Hotel Room Revenue for Trailing Twelve Months ending June 2023 is \$ 2 Million.

Hotel's Revenue and NOI are trending up and trajectory shows that Hotel will achieve its full potential in next 6 months.





 **NewGen**
ADVISORY

NewGenAdv.com

PROPERTY IMPRESSIONS

EXCLUSIVELY LISTED BY:

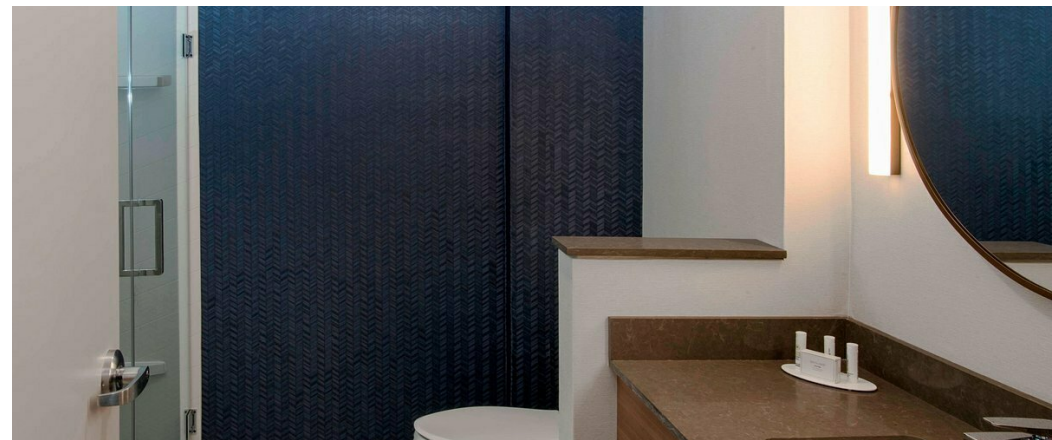
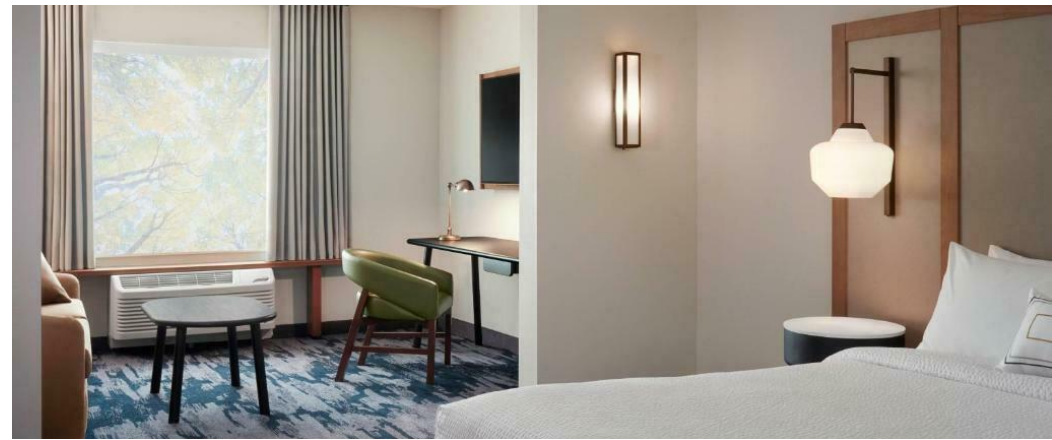
Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

O: 817.264.7102

C: 817.821.1536





 **NewGen**
ADVISORY

NewGenAdv.com

LOCATION INFORMATION

EXCLUSIVELY LISTED BY:

Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

O: 817.264.7102

C: 817.821.1536

The approximate distance from Monahans, Texas to the following cities:

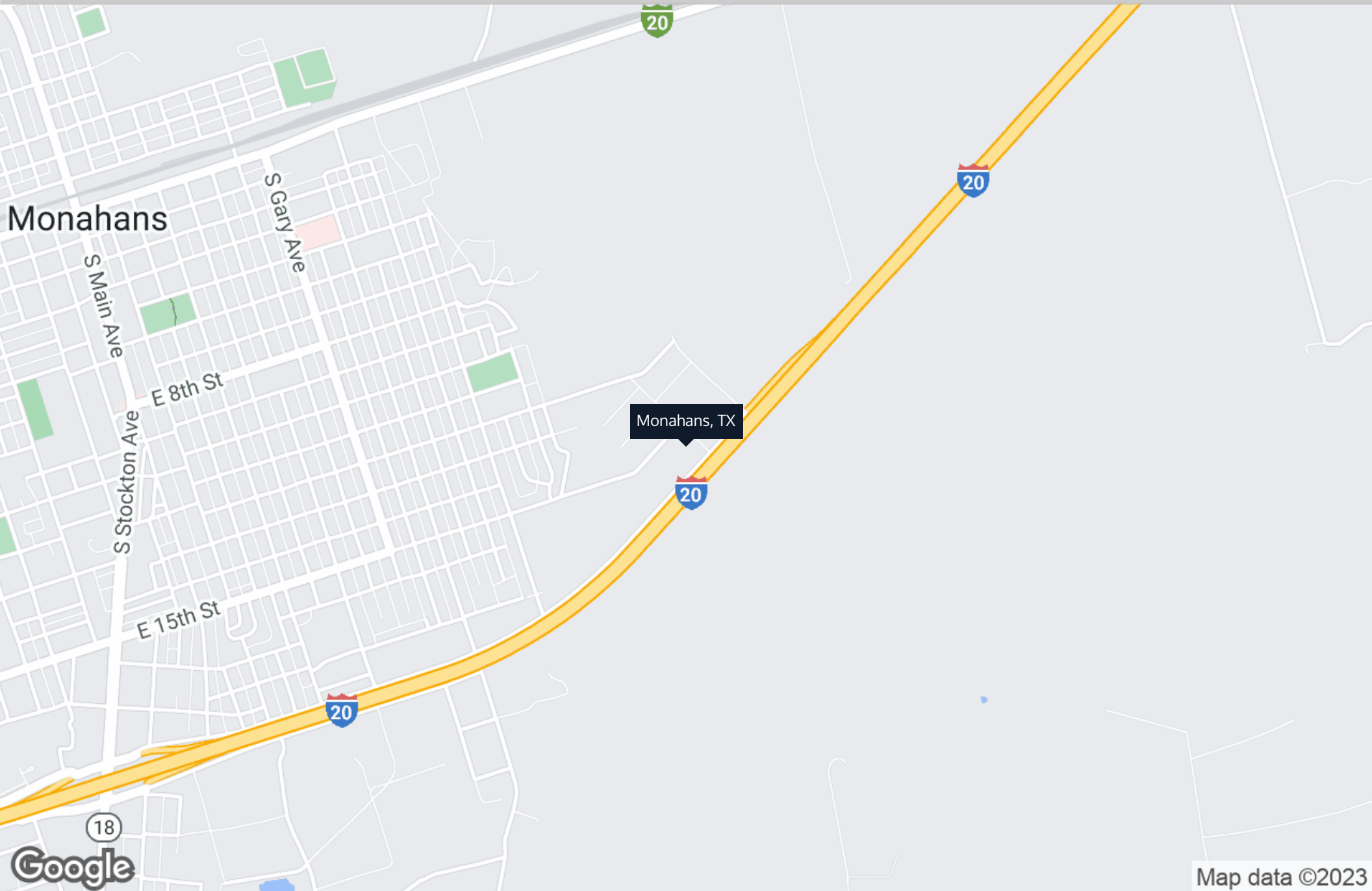
- Dallas, Texas: 386 miles from Monahans
- Houston, Texas: 541 miles from Monahans
- Brownsville, Texas: 624 miles from Monahans
- Amarillo, Texas: 298 miles from Monahans

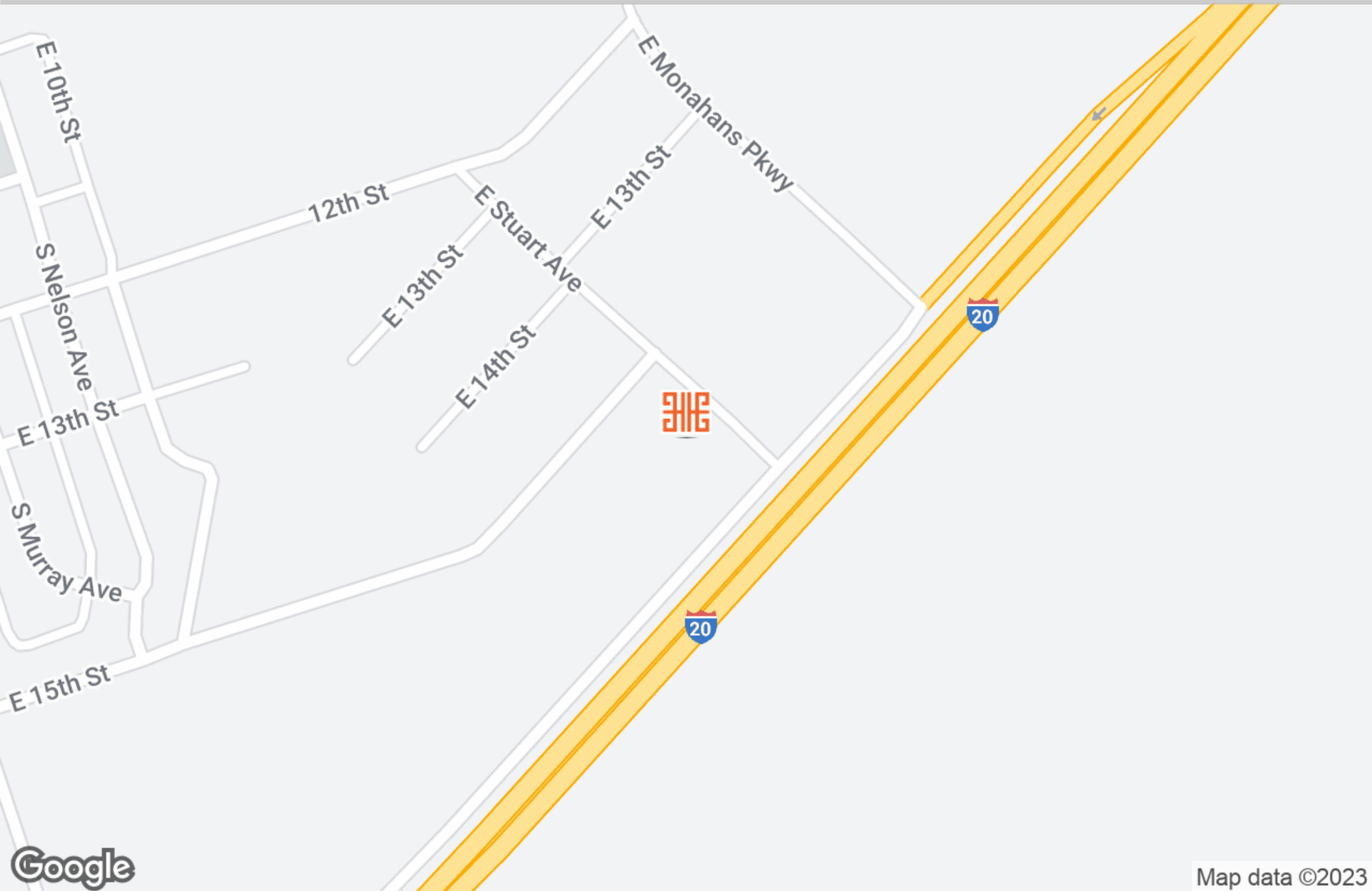
Monahans is in the state of Texas, USA. It is situated in the western part of the state in the Ward county.



TourTexas.com
© 2005

★ Indicates where Monahans is located on map

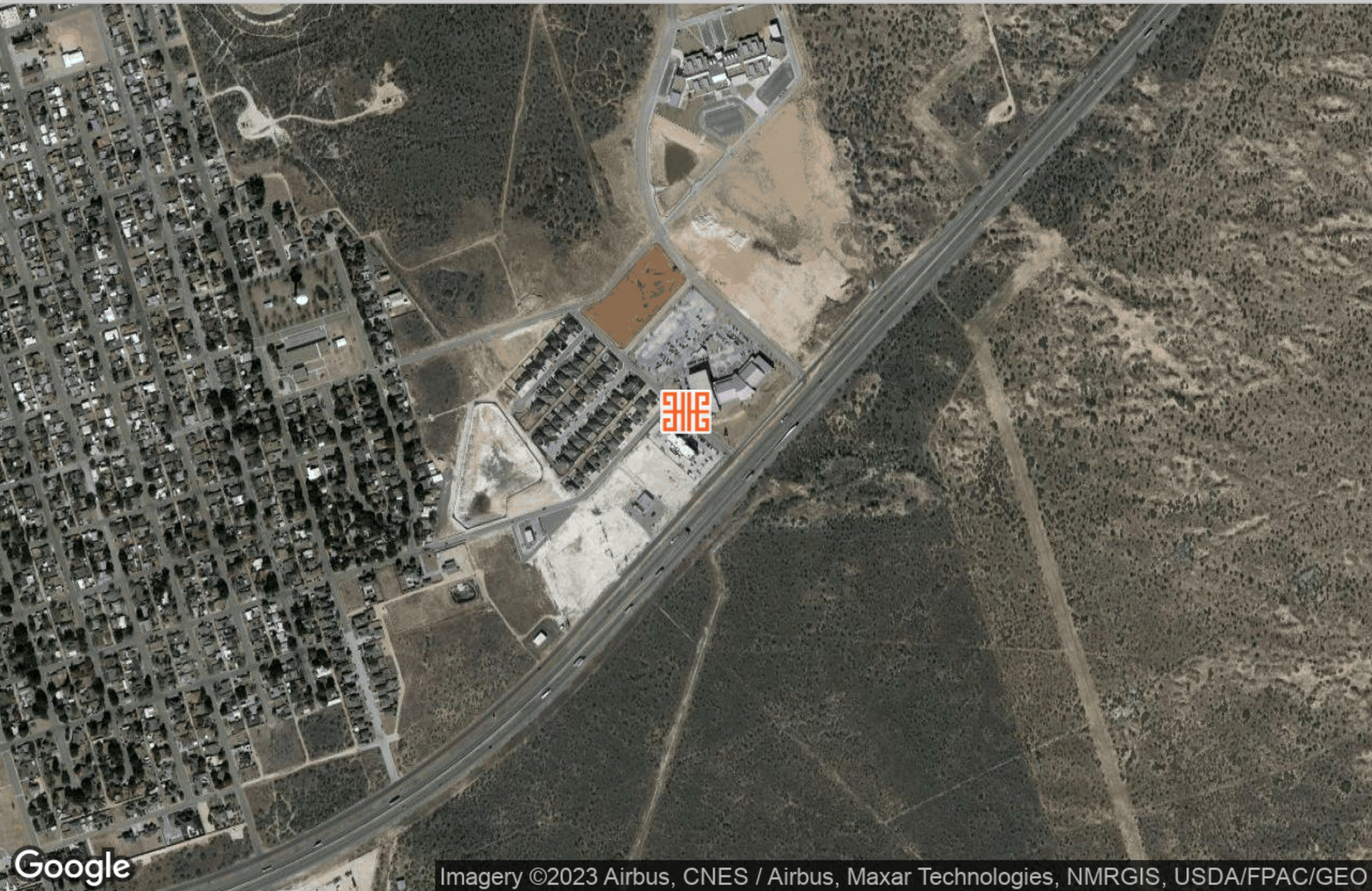




Map data ©2023



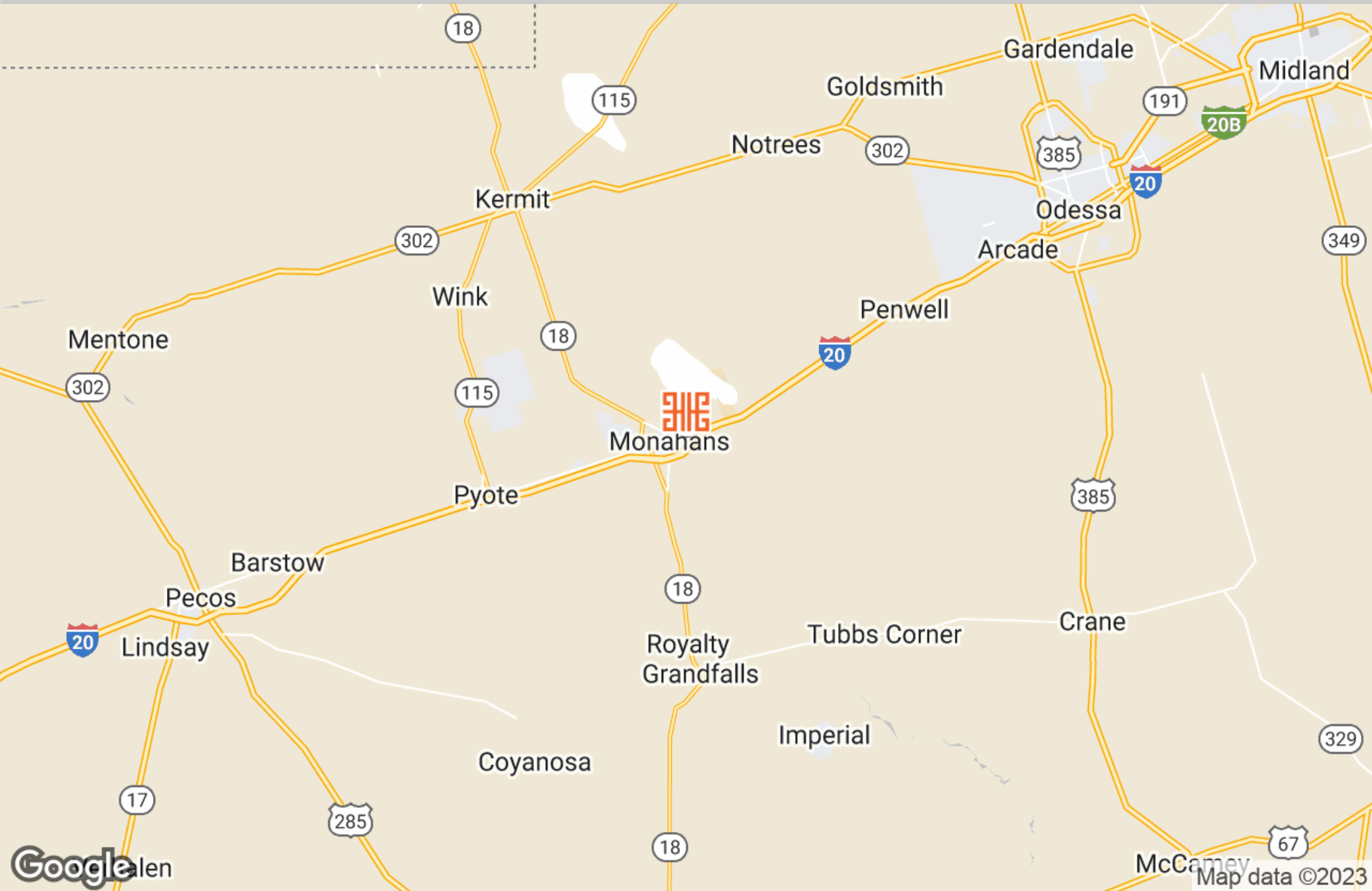
Map data ©2023



Google

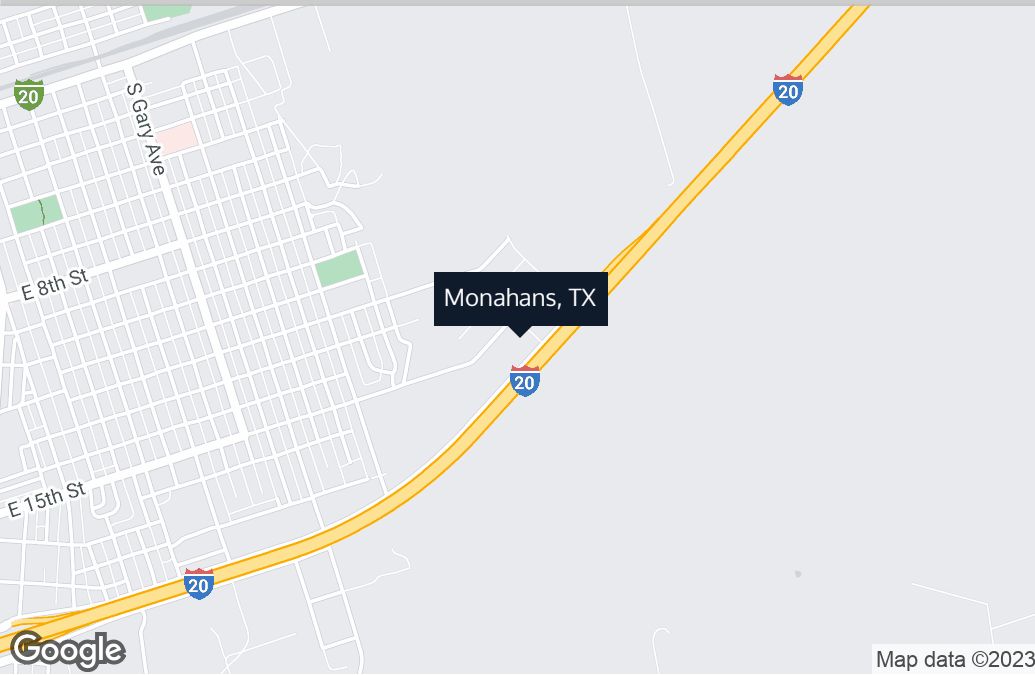
Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, NMRGIS, USDA/FPAC/GEO





Google

Map data ©2023



LOCATION DESCRIPTION

Fairfield Inn & Suites by Marriott located on Interstate I-20 in Monahans in West Texas. The Permian Basin, home to Monahans and Midland-Odessa combined statistical area, is 250 miles (400 km) wide and 300 miles (480 km) long; Monahans is "The Center of the Permian Basin". The Permian Basin lends its name to a large oil and natural gas producing area, part of the Mid-Continent Oil Producing Area. Total production for that region up to the beginning of 1993 was over 14.9 billion barrels . The Texas cities of Midland, Odessa , Monahans and San Angelo serve as the headquarters for oil production activities in the basin.

LOCATION DETAILS

Market	Interstate
Sub Market	Oil & Gas
County	Ward
Cross Streets	I-20 & E Monahans Parkway





 **NewGen**
ADVISORY

NewGenAdv.com

Fairfield BY MARRIOTT RESORTS & SUITES DEMOGRAPHICS

EXCLUSIVELY LISTED BY:

Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

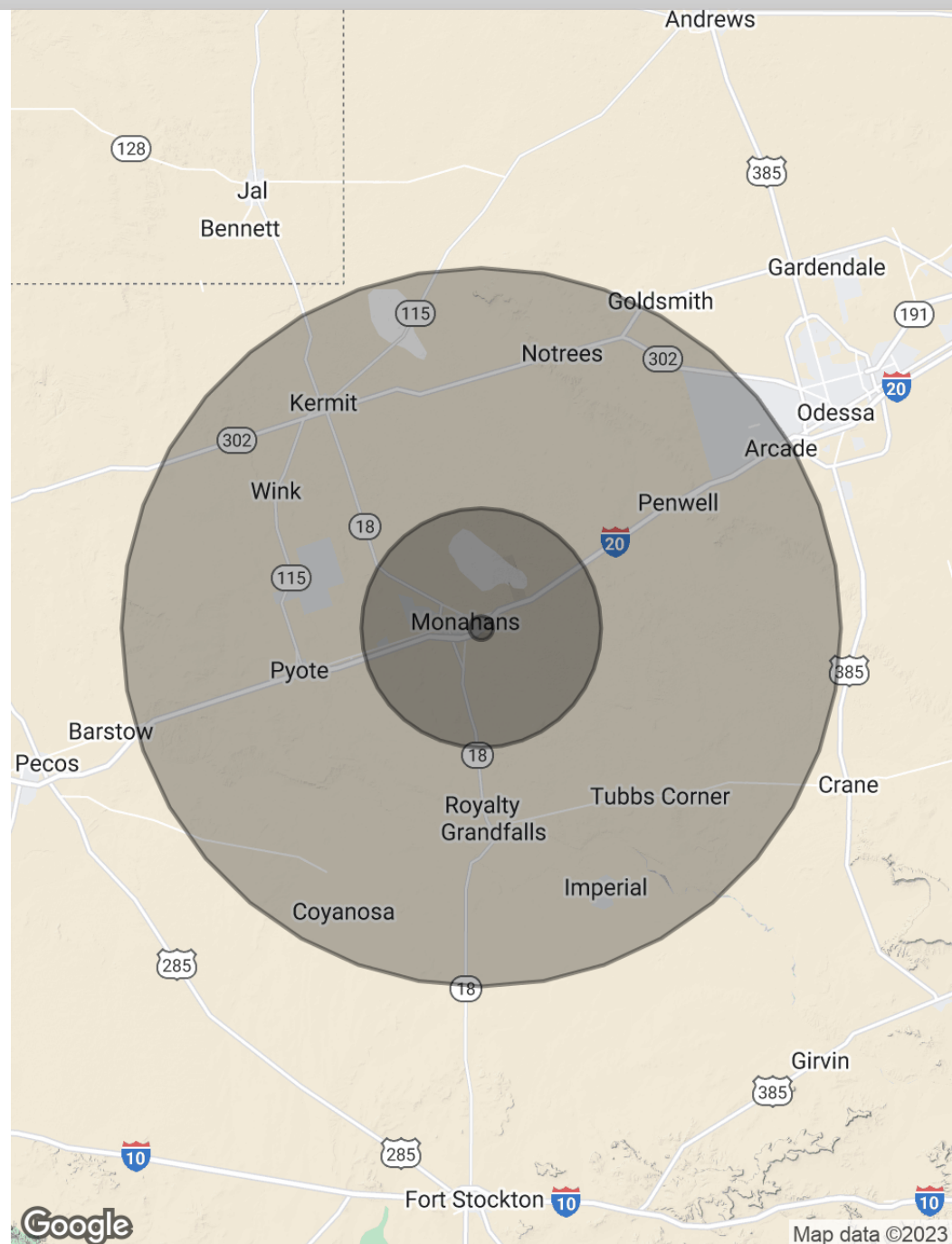
O: 817.264.7102

C: 817.821.1536

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	2,743	9,385	40,736
Average Age	33.0	34.2	32.6
Average Age (Male)	34.0	34.2	32.2
Average Age (Female)	29.7	33.7	32.5

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	949	3,686	14,980
# of Persons per HH	2.9	2.5	2.7
Average HH Income	\$89,132	\$65,657	\$68,854
Average House Value	\$156,050	\$102,273	\$112,570

* Demographic data derived from 2020 ACS - US Census





NewGenAdv.com

ADVISOR BIOS

EXCLUSIVELY LISTED BY:

Bharat Patel-Vakil

Sr Vice President & Designated Broker-TX

Bharat.Vakil@NewGenAdv.com

O: 817.264.7102

C: 817.821.1536

**BHARAT PATEL-VAKIL****Sr Vice President & Designated Broker-TX**

Bharat.Vakil@NewGenAdv.com

Direct: **817.264.7102** | Cell: **817.821.1536**

TX #512841

PROFESSIONAL BACKGROUND

Bharat's professional & business career spans over 30 years in the fields of Law, Hospitality Real Estate Advisory Services, Hotel Development Services.

Bharat has a Bachelor's Degree in Science, Bachelor's Degree in Law (General) and Post Graduate Degree in Law (Special) from VNSG University, Gujarat, India and admitted To Bar to practice Law in Gujarat, India. Bharat is a Licensed Real Estate Broker and Licensed General Lines Insurance Agent in State of Texas.

He is Founder & Principal of BSG Hotels Limited, a Hospitality Real Estate Advisory Services & Hotel Development firm based in Dallas/Fort Worth, Texas.

In the last 25 years, he has successfully negotiated numerous Hospitality Brokerage transactions of full, limited and select service Hotels. As a developer, he has developed many Select & Limited Service and several Extended Stay Hotels on turn key basis throughout the United States.

EDUCATION

B.Sc., LL.B. (General); LL.B. (Special)

MEMBERSHIPS

AAHOA

NewGen Advisory
1701 E Lamar Blvd Suite 175
Arlington, TX 76006
817.821.1536

All materials and information received or derived from NewGen Advisory, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NewGen Advisory, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NewGen Advisory, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NewGen Advisory, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NewGen Advisory, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



NewGen
ADVISORY

Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004